This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1452732 DEEDQC
07/30/2026 12:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260730-0070261

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 30 day of July, 26.

Notary Public

My Commission expires 4 / 29 / 30

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

NAME AND ADDRESS OF PROPERTY OWNER:
Oriabel Viveros Mercado and Rolando Viveros
4908 Ellen Way,
Antioch, TN 37013

SEND TAX BILLS TO:
Oriabel Viveros Mercado and Rolando Viveros
4908 Ellen Way,
Antioch, TN 37013

MAP AND PARCEL NUMBER: 163 02 0A 027.00

QUITCLAIM DEED
26NT01587

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Oriabel Viveros Mercado

By these presents do remise, release and **QUITCLAIM** unto
Oriabel Viveros Mercado and Rolando Viveros, tenants in common with rights of survivorship
Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 188, Hickory Highland Place, Section 3, Phase 1A of record in Instrument No. 20031014-0151914, Register's Office for Davidson county, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Oriabel Viveros Mercado by Warranty Deed from Lisa Marie Baranoski and husband, Timothy Joseph Baranoski as recorded 06/16/2014 in Book NA at Page NA as Document 20140616-0052132.

Commonly Known As: 4908 Ellen Way, Antioch, TN 37013-2945

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30 day of July, 26.

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

Oriabel Viveros Mercado

State of TN }
County of Davidson }

SUBSCRIBED AND SWORN to before me this 30 day of July, 26

Notary Public

My Commission Expires: 4/29/30

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Oriabel Viveros Mercado,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of July, 26.

Notary Public

My Commission expires: 4 / 29 / 30.

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

Rolando Vc

Rolando Viveros

State of TN }
County of Davidson }

SUBSCRIBED AND SWORN to before me this 30 day of July, 20

Notary Public

My Commission Expires: 4 / 29 / 30.

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Rolando Viveros** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of July, 26.

Notary Public

My Commission expires: 4 / 29 / 30.

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

Tennessee Certification of Electronic Document

I, Justin Foster do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-30-26 (date of document).

Affiant Signature

7-30-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 of July, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027